

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Luis Obispo County

State: CA

PJ's Total HOME Allocation Received: \$16,961,501

PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	89.78 %	92.79 %	54	92.82 %	25	27	
% of Funds Disbursed	88.19 %	81.26 %	25	82.38 %	69	67	
Leveraging Ratio for Rental Activities	3.5	5.53	46	4.55	36	43	
% of Completed Rental Disbursements to All Rental Commitments***	45.25 %	73.66 %	73	80.69 %	8	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	54.06 %	60.31 %	52	67.01 %	25	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.71 %	77.64 %	12	79.23 %	90	87	
% of 0-30% AMI Renters to All Renters***	45.04 %	41.54 %	38	44.47 %	53	49	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.24 %	91.23 %	23	93.93 %	62	56	
Overall Ranking:				In State:	45 / 92	Nationally:	27 30
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,775	\$31,525		\$24,984	131 Units	7.60 %	
Homebuyer Unit	\$18,967	\$19,017		\$14,192	145 Units	8.40 %	
Homeowner-Rehab Unit	\$14,333	\$26,126		\$20,036	3 Units	0.20 %	
TBRA Unit	\$1,440	\$2,779		\$3,164	1,445 Units	83.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Luis Obispo County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,561	\$128,371	\$14,333
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	48.5	36.6	0.0	78.2
Black/African American:	0.8	0.7	0.0	3.7
Asian:	0.0	0.0	0.0	0.3
American Indian/Alaska Native:	0.0	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.2

ETHNICITY:

Hispanic	50.8	62.1	100.0	17.2
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HOUSEHOLD SIZE:

1 Person:	36.9	2.8	0.0	44.4
2 Persons:	10.0	10.3	0.0	25.4
3 Persons:	13.1	17.2	0.0	16.4
4 Persons:	23.8	36.6	100.0	9.2
5 Persons:	4.6	19.3	0.0	3.5
6 Persons:	7.7	9.7	0.0	0.6
7 Persons:	0.0	3.4	0.0	0.2
8 or more Persons:	3.8	0.7	0.0	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	8.5	5.5	0.0	38.7
Elderly:	36.2	2.1	0.0	8.2
Related/Single Parent:	16.2	14.5	0.0	42.1
Related/Two Parent:	37.7	75.9	100.0	6.9
Other:	1.5	2.1	0.0	4.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.9	0.0 [#]
HOME TBRA:	0.0	
Other:	2.3	
No Assistance:	70.8	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Luis Obispo County


State: CA

Group Rank: 27
(Percentile)

State Rank: 45 / 92 PJs

Overall Rank: 30
(Percentile)

Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	45.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	54.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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